

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Vashti Smith-Foote

Debtor

CHAPTER 13

THE BANK OF NEW YORK MELLON f/k/a THE  
BANK OF NEW YORK as Trustee for the CWMB  
Reperforming Loan REMIC Trust Certificates, Series  
2005-R1

Movant

NO. 16-12383 AMC

vs.

Vashti Smith-Foote

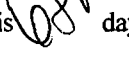
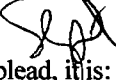
Debtor

11 U.S.C. Sections 362

William C. Miller Esq.

Trustee

**ORDER**

AND NOW, this  day of , 2016 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 2211 S. Woodstock Street, Philadelphia, PA 19145 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

  
United States Bankruptcy Judge.

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